



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

**SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, MARCH 31, 2015– 6:30 PM
DESERT BREEZE COMMUNITY CENTER
8275 SPRING MOUNTAIN ROAD
LAS VEGAS, NV 89117**

Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

If you need to contact a Board member, please call 455-8338.

BOARD MEMBERS

John Catlett
Dee Gatliff, Vice Chair
John Getter, Chair
Darby Johnson, Jr.
Angie Heath Younce
Mike Shannon, Town Liaison (702) 455-8338
Diana Morton, Secretary (702) 254-8413

POSTING LOCATIONS

Desert Breeze Community Center-8275 W. Spring Mtn.
Helen Meyer Community Center-4525 New Forest Dr.
Spring Valley Library – 4280 S. Jones
West Flamingo Senior Center -6255 W. Flamingo

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. PROCEDURES/CONDUCT
 - A. Conformance with the Nevada Open Meeting Law
 - B. Meeting Guidelines
 - C. Approval of Agenda Posted, Including Any Deletions or Corrections
 - D. Approval of Minutes of March 10, 2015
- IV. COMMENTS BY THE GENERAL PUBLIC –Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.
- V. TOWN BOARD INPUT
- VI. GENERAL BUSINESS
 - A. Liaison/County Staff Business
 - B. ACTION ITEM: Update Article V(F) of 2015-2016 Bylaws
- VII. PLANNING & ZONING

Possible action to be taken on the following applications:
SEE ATTACHMENT “A”

Items on the agenda may be taken out of order.
The Spring Valley Town Advisory Board may combine two or more agenda items for consideration.
The Spring Valley Town Advisory Board may remove an item from the agenda or delay

discussion relating to an item at any time.

- VIII. COMMENTS BY THE GENERAL PUBLIC – Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.
- IX. Set next meeting date – Tuesday, April 14, 2015 – 6:30 PM
- X. Adjournment

COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice Chair
SUSAN BRAGER – TOM COLLINS – LAWRENCE WEEKLY - CHRIS GIUNCHIGLIANI - MARY BETH SCOW
DON BURNETTE, County Manager
Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road

**ATTACHMENT A
SPRING VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:30 P.M., MARCH 31, 2015**

04/21/15 PC

1. **DR-0118-15 – COUNTY OF CLARK (FIRE DEPT):**
DESIGN REVIEW for a fueling station in conjunction with an existing government building (Fire Station #22) on a portion of 3.2 acres in a P-F (Public Facility) Zone. Generally located on the south side of Flamingo Road, 1,100 feet west of Torrey Pines Drive within Spring Valley. SS/al/ml (For possible action)
2. **DR-0140-15 – ABERLE, HEINRICH J. REVOCABLE TRUST:**
DESIGN REVIEW for a single family residential development on 4.7 acres in an R-E (Rural Estate Residential) (AE-60 & AE-65) Zone and an R-E (Rural Estates Residential) (RNP-I) (AE-60 & AE-65) Zone in the CMA Design Overlay District. Generally located on the north side of Teco Avenue and the west and east sides of Duneville Street (alignment) within Spring Valley. SS/dg/ml (For possible action)
3. **TM-0044-15 - ABERLE, HEINRICH J. REVOCABLE TRUST:**
TENTATIVE MAP consisting of 9 single family residential lots and common lots on 4.7 acres in an R-E (Rural Estate Residential) (AE-60 & AE-65) Zone and an R-E (Rural Estates Residential) (RNP-I) (AE-60 & AE-65) Zone in the CMA Design Overlay District. Generally located on the north side of Teco Avenue and the west and east sides of Duneville Street (alignment) within Spring Valley. SS/dg/ml (For possible action)
4. **VS-0116-15 – DURANGO ARBY PLAZA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Butler Street (alignment) and between Badura Avenue and Arby Avenue within Spring Valley (description on file). SS/co/ml (For possible action)
5. **VS-0117-15 – DURANGO ARBY PLAZA, LLC:**
VACATE AND ABANDON a portion of right-of-way being Arby Avenue located between Durango Drive and Gagnier Boulevard (alignment) within Spring Valley (description on file). SS/co/ml (For possible action)
6. **VS-0141-15 - ABERLE, HEINRICH J. REVOCABLE TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Teco Avenue and Post Road and between Rockmine Court and Westwind Road within Spring Valley (description on file). SS/dg/ml (For possible action)
7. **VS-0145-15 – CENTURY COMMUNITIES OF NEVADA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Martin Avenue (alignment) and between Quarterhorse Lane and Roy Horn Way within Spring Valley (description on file). SB/co/ml (For possible action)

8. **WS-0105-15 – GALLAGHER’S JUNE IRA:**
WAIVER OF DEVELOPMENT STANDARDS to allow an alternative roof pitch of an existing room addition in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located 160 feet south of Twain Avenue, and 1,150 feet west of Rainbow Boulevard on Mountain Moss Drive within Spring Valley. SB/rk/ml (For possible action)
9. **WS-0129-15 – CAZAREZ, IRMA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a secondary access gate; and **2)** increased wall and gate height in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Coley Avenue, 130 feet west of Westwind Road within Spring Valley. SB/mk/ml (For possible action)

04/22/15 BCC

10. **UC-0138-11 (ET-0013-15) – MADRAS DURANGO, LLC:**
USE PERMITS SECOND EXTENSION OF TIME to complete the following: **1)** a convenience store; **2)** reduce the separation from a convenience store to a residential use; **3)** a service station; and **4)** reduce the setback from a service station to a residential use.
WAIVER OF CONDITIONS of an extension of time on a use permit (UC-0138-11 (ET-0115-13)) requiring applicant to remove all structures from the site if not completed on time.
DESIGN REVIEW for a commercial development consisting of an office and retail building, a convenience store, and a service station on 1.4 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 150 feet north of Robindale Road within Spring Valley. SS/co/ml (For possible action)
11. **TM-0041-15 - VANDERMEER 1983 TRUST:**
TENTATIVE MAP consisting of 39 single family residential lots and common lots on 5.3 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Patrick Lane, 1,300 feet west of Buffalo Drive within Spring Valley. SS/pb/ml (For possible action)
12. **TM-0043-15 - LEWIS INVESTMENT COMPANY NEVADA, LLC:**
TENTATIVE MAP consisting of 31 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Russell Road and Redwood Street within Spring Valley. SS/pb/ml (For possible action)
13. **UC-0144-15 – NEVADA AUTO REAL ESTATE INVESTMENTS, LLC:**
USE PERMITS for the following: **1)** reduce the separation between a vehicle maintenance facility (automobile) and a residential use; and **2)** reduce the setback of a vehicle wash facility (automobile) from a residential use.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking lot landscaping.
WAIVER OF CONDITIONS of zone changes (ZC-1234-99 and ZC-1116-05) requiring right-of-way dedication of 30 feet for Wagon Trail Avenue.
DESIGN REVIEW for a vehicle sales, maintenance, and wash facility (automobile) on 10.0 acres in a C-2 (General Commercial) Zone and an M-D (Designed Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Rafael Rivera Way, 1,300 feet west of Buffalo Drive within Spring Valley. SS/gc/ml (For possible action)

14. **VS-0128-15 - VANDERMEER 1983 TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road, and between Buffalo Drive and Rumrill Street within Spring Valley (description on file). SS/pb/ml (For possible action)
15. **VS-0139-15 - LEWIS INVESTMENT COMPANY NEVADA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Dewey Drive (alignment) and between Redwood Street and Torrey Pines Drive, and a portion of right-of-way being Russell Road located between Redwood Street and Torrey Pines Drive within Spring Valley (description on file). SS/pb/ml (For possible action)
16. **WS-0107-15 – SDSW 2, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (sidewalks) along Rafael Rivera Way (215 Beltway frontage road).
WAIVER OF CONDITIONS of a design review (DR-0082-14) requiring full off-site improvements in conjunction with an approved commercial timeshare development on 20.4 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the south side of Sunset Road and the north and east sides of Rafael Rivera Way within Spring Valley. SB/pb/ml (For possible action)
17. **ZC-0124-15 – TORREY PINES OC IRREVOCABLE BUSINESS TRUST:**
ZONE CHANGE to reclassify 5.0 acres from R-1 (Single Family Residential) Zone to R-2 (Medium Density Residential) Zone for a single family subdivision.
DESIGN REVIEW for a single family subdivision on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Mesa Vista Avenue and Torrey Pines Drive within Spring Valley (description on file). SS/mk/ml (For possible action)
18. **ZC-0127-15 – VANDERMEER 1983 TRUST:**
ZONE CHANGE to reclassify 5.3 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.
WAIVER OF DEVELOPMENT STANDARDS to reduce side yard setbacks.
DESIGN REVIEW for a single family residential development. Generally located on the south side of Patrick Lane, 1,300 feet west of Buffalo Drive within Spring Valley (description on file). SS/pb/ml (For possible action)
19. **ZC-0137-15 – LEWIS INVESTMENT COMPANY NEVADA, LLC:**
ZONE CHANGE to reclassify 5.0 acres from C-P (Office & Professional) Zone to R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.
DESIGN REVIEW for a single family residential development. Generally located on the northeast corner of Russell Road and Redwood Street within Spring Valley (description on file). SS/pb/ml (For possible action)